

**MINUTES  
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION**

165 CAPITOL AVENUE  
HARTFORD, CONNECTICUT 06106

**March 10, 2004**

The Connecticut Real Estate Appraisal Commission met on Wednesday, March 10, 2004 at 8:38 a.m. in Room 126 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Commissioners Present: Christopher A. Italia (Cert. Gen. App. – 1<sup>st</sup> District), Chairman  
Russell Hunter (Public Member – 5<sup>th</sup> District)  
Nicholas J. Tetreault (Cert. Res. App. – 3<sup>th</sup> District)  
Gerald V. Rasmussen (Cert. Gen. App. – 4<sup>th</sup> District)

Commissioners Absent: Francis Buckley, Jr. (Cert. Gen. App. – 2<sup>nd</sup> District)  
Howard L. Luppi (Public Member – 3<sup>rd</sup> District)

Commission Vacancies: Certified Residential Appraiser – 2<sup>nd</sup> District  
Public Member – 3<sup>rd</sup> District

Commission Counsel: None

DCP Staff Present: Laureen Rubino, License & Applications Specialist  
Ronald Angelo, Deputy Commissioner for Consumer Protection  
Elisa Nahas, Administrative Hearings Attorney  
Judith R. Booth, Commission Secretary  
Timothy Keefe, Real Estate Appraisal Examiner  
Edward McMahon, Real Estate Appraisal Examiner

Assistant Attorney General: None

Guests: Regina Birch Walzer  
Judy A. Vetare  
Fred J. Masciantonio  
Martin Levine  
Anthony E. Martingano  
Paul Peluchette  
Craig Lerman  
Jean Piazza

Note: The administrative functions of this Commission are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information, please contact Director Richard M. Hurlburt at (860) 713-6135.

**The next meeting is scheduled for Wednesday, April 14, 2004 at 8:30 a.m. in Room 126.**

## **MINUTES**

The Real Estate Appraisal Commission approved the February 11, 2004 Minutes.

**A motion was made by Commissioner Russell Hunter to approve the Minutes of February 11, 2004. Commissioner Nicholas Tetreault seconded the motion. The motion carried unanimously.**

## **CORRESPONDENCE**

**The Commission reviewed the following correspondence.**

1. January 7, 2004 Appraisal Subcommittee Proposed Amendment to ASC Policy Statement.

**This document was submitted under “FYI”.**

2. February 10, 2004 Appraisal Subcommittee on the scheduled field review of the Connecticut real estate appraiser regulatory program (Program) for May 6-7, 2004.

**This document was submitted under “FYI”.**

3. January 29, 2004 email from Assistant Attorney General Lawrence Widem regarding “Feedback Form – Advice on Completing an Appraisal Report”.

**This document was submitted under “FYI”.**

4. January 29, 2004 Lincoln Graduate Center – National Association Master Appraisers Three-Day Instructor Development Workshop offered January 15-17, 2004.

**The Commission requested the Department to notify Lincoln Graduate Center informing them that in the future a certified USPAP instructor must teach this workshop. Further, they commented that it is the Department’s call if they wish to update the appraisal course application with a checkbox asking if a certified USPAP instructor is being used to teach a USPAP course.**

5. January 21, 2004 submission from Real Estate Consortium on the reselling/wholesaling of Appraisal CompuTaught courses.

**This document was submitted under “FYI”. There was no action taken.**

## **PENDING LEGAL MATTERS**

- (\*) This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.**

### **Elisa Nahas**

2003-3169

**This matter resulted in a Settlement Agreement. The Settlement Agreement was signed by Commission Chairman Christopher Italia.**

**Edward McMahon**

2003-478

**This matter was tabled to the April 7, 2004 meeting.**

2003-4653

**This matter was tabled to the April 7, 2004 meeting.**

2003-5793

**This matter was tabled to the April 7, 2004 meeting.**

2003-5731

**This matter was tabled to the April 7, 2004 meeting.**

**Tim Keefe**

2003-7373

**This matter was tabled to the April 7, 2004 meeting.**

2003-3831

**This matter was tabled to the April 7, 2004 meeting.**

2003-615

**\*This item was added to the agenda.**

**The complainants request for reconsideration is tabled to April due to lack of quorum of eligible members.**

**Commissioner Nicholas Tetreault stepped down from this matter.  
Commissioner Russell Hunter recused himself from this matter.**

**REQUESTED BY THE COMMISSION TO APPEAR**

1. The following individuals appeared today at 9:00 a.m. at the request of the Commission to discuss how the sponsoring appraiser, Regina Birch Walzer, is capable of supervising her staff while working as an assessor for the Town of Middlebury, and to determine by speaking with her staff if they are receiving the proper training from their sponsor.

Regina Birch Walzer, RCG.610

Judy A. Vetare, RSP, 873

Fred J. Masciantonio, RSP.878

Martin Levine, RSP.962

Anthony E. Martingano, RSP.1006

Paul Peluchette, RSP.1164

Craig Lerman, Information Technology Manager

Ms Walzer presented her resume to the Commission and advised the Commission that she affords the necessary time to her staff to train them properly. She also advised the Commission that Joseph Paoella, Jr., RSP.1169; Susan L. Colandro, RSP.1176; Alfred J. Civitello, Jr., RSP.1188; and David Russell, RSP.1214 are no longer in her employ. However, the above listed persons on page three, along with Joyce Celotto, Charlene Lerman, Michael Lerman, Scott Hart, Robert Panicali, and David Parker are currently in her employ as Provisional appraisers; in fact, Michael Lerman was scheduled to take the Certified Residential examination today and was unable to be present.

After a lengthy discussion, the Commission advised Ms Walzer of the pending 3 to 1 ratio rule: Three Provisionals to one certified sponsoring appraiser.

Ms Walzer was grateful for the information and stated to contact her should they need additional information.

2. At the February 11, 2004 meeting, the Commission requested the appearance today of Jean Piazza, RSP.844, Norwalk, CT, because she is beyond her four year provisional period. Additionally, the Commission reviewed correspondence from Ms Piazza on February 11, 2004 requesting CE equivalency for successfully completing "Real Estate Appraisal I", "USPAP", and "Real Estate Appraisal II".

Ms Piazza appeared today at 10:00 a.m. to discuss her situation with the Commission, indicating when she received her first license she did not actively do appraisals but administrative work for her office. She let the license lapsed and reapplied on February 27, 2003 and is currently working on appraisals and updating her log.

The Commission felt that since she is now gaining appraisal experience since the issuance of her second license in February 2003, that her provisional license shall be effective from February 27, 2003 to February 27, 2007 and that her February 11 continuing education request be granted for twenty-five (25) hours.

**Commissioner Gerald Rasmussen made a motion that Ms Piazza's provisional license is effective from February 27, 2003 to February 27, 2004, that her continuing education equivalency request be granted for twenty-five (25) hours, and that the Department update her file to reflect today's ruling. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.**

#### **REQUESTED TO APPEAR BEFORE THE COMMISSION**

None

#### **DISCUSSION**

**The following items were tabled to the April meeting so that Commissioner Gerald Rasmussen may provide a summary on these opinions.**

1. USPAP 2004 Advisory Opinion 26.
2. USPAP 2004 Advisory Opinion 27.

## **REQUEST FOR CONTINUING EDUCATION CREDIT**

(\*) **This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.**

1. Wayne D'Amico of Meriden, CT, requested 3 hours of continuing education credit towards his Connecticut appraisal education requirements.

**Commissioner Nicholas Tetreault made a motion to approve this request for three hours. The motion was seconded by Commissioner Gerald Rasmussen. The motion carried unanimously.**

2. David DeBowes requested 25 hours of continuing education credit towards his Connecticut appraisal education requirements.

**Commissioner Nicholas Tetreault made a motion to approve this request for twenty-five hours. The motion was seconded by Commissioner Gerald Rasmussen. The motion carried unanimously.**

3. Delores Dutton of Milford, CT, requested 25 hours of continuing education credit towards her Connecticut appraisal education requirements.

**Commissioner Nicholas Tetreault made a motion to approve this request for twenty-five hours. The motion was seconded by Commissioner Gerald Rasmussen. The motion carried unanimously.**

4. Tammy Ellett-Kahalekai of Milford, CT, requested 22 hours of continuing education credit towards her Connecticut appraisal education requirements.

**Commissioner Nicholas Tetreault made a motion to approve this request for twenty-two hours subject to submitting proof/certificate of completion for the seven hours. The motion was seconded by Commissioner Gerald Rasmussen. The motion carried unanimously.**

5. Nicole Parker of Norwalk, CT, requested 25 hours of continuing education credit towards her Connecticut appraisal education requirements.

**Commissioner Nicholas Tetreault made a motion to approve this request for twenty-five hours. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.**

6. James Moran requested 8.75 hours of continuing education credit towards her Connecticut appraisal education requirements.

**Commissioner Nicholas Tetreault made a motion to approve this request for four hours. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.**

**\*Commissioner Gerald Rasmussen recused himself from this matter.**

- 7\*. Patrick Coyle requested continuing education credit towards his Real Estate Law class he is taking a UCONN.

**Commissioner Nicholas Tetreault made a motion to approve this request for eighteen hours subject to the submission of the certificate of completion for this course. The motion was seconded by Commissioner Gerald Rasmussen. The motion carried unanimously.**

- 8\*. David Murphy requested an extension of his Provisional license.

**Commissioner Gerald Rasmussen made a motion to deny this application, because this applicant has had four years as a Provisional. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.**

- 9\*. Ellen Borofsky requested six hours of continuing education for attending the Relocation Appraisal Training Program.

**Commissioner Gerald Rasmussen made a motion to approve this request for six hours. The motion was seconded by Commissioner Nicholas Tetreault. The motion carried unanimously.**

- 10\*. Moira McNulty requested continuing education for classes taken at Appraisal Real Estate School.

**Commissioner Nicholas Tetreault made a motion to approve this request for twenty-five hours. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.**

- 11\*. Certified Instructor Jim Kyle requested continuing education credit for teaching the 7 Hour National USPAP course, the 3 Hour Mandatory CT Appraisal Law Update, the Commercial Real Estate-Understanding Investments and the USPAP Frequently Asked Questions.

**Commissioner Nicholas Tetreault made a motion to approve this request for twenty-eight hours. The motion was seconded by Commissioner Gerald Rasmussen. The motion carried unanimously.**

- 12\*. Melinda Fonda requested continuing education for the CCMA Course III, Income Approach to Value held at the Annual School for Connecticut Assessors, UCONN.

**Commissioner Nicholas Tetreault made a motion to approve this request for eighteen hours. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.**

- 13\*. Elizabeth Fuerst requested continuing education for two courses taken at the BOMI Institute.

**Commissioner Gerald Rasmussen made a motion to approve this request for six hours. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.**

## **REQUEST FOR WAIVER**

None

## **PSI SPECIAL ACCOMMODATION REQUESTS**

None

## **EXTENSION OF ELIGIBILITY**

None

## **FORMAL HEARING**

None

## **NEW BUSINESS**

1. Commissioner Christopher Italia was sworn in by Attorney Elisa Nahas to occupy the position of Real Estate Appraisal Chairman.

## **OLD BUSINESS**

1. "Connecticut Real Estate Appraisal Commission Finds on Jurisdictional Exception". Is it finalized?

*At the January 14, 2004 meeting, Laureen Rubino notified the Commission that she located a draft.*

*Commissioner Francis Buckley made a motion that the draft be updated and presented at their next meeting of February 11, 2004. The motion was seconded by Commissioner Howard Luppi. The motion carried unanimously.*

*At the February 11, 2004 proceedings, Laureen Rubino said that she located the draft, but she did not present the document to the Commission. She advised the Commission that she would give the draft to Commission Secretary Judy Booth to type today.*

**During today's proceedings, the Commission reviewed the document and asked that it be printed on State letterhead for the Commission members to sign at the April 14 meeting.**

**This matter was tabled.**

## **PREVIOUSLY SUBMITTED APPLICATIONS**

None

## **CHRO APPLICATIONS**

1. Paul Horwitz of Cheshire, CT

**Commissioner Nicholas Tetreault made a motion to approve this application subject to the submission of a probation release letter. Commissioner Russell Hunter seconded the motion. The motion carried unanimously.**

## **PROVISIONAL APPLICATIONS**

- (\*) This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.

**Commissioner Nicholas Tetreault made a motion to approve applications identified as 1, 3-5, 7-11, 13-16, 19, and 21-24. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.**

**\*Applications 2, 6, 12, 17, 18, and 20 were individually reviewed and discussed. Please reference the Commission's ruling under each item.**

1. Rose Aletta of Portland, CT  
Sponsor: Michael Aletta, RCG.20  
Schools: Middlesex CC & UCONN  
USPAP: Dares Institute
2. Laurie M. Amman of Oxford, CT  
Sponsor: None at this time  
Schools: Naugatuck Valley Community College  
USPAP: Naugatuck Valley Community College

**This matter was tabled until this applicant obtains a sponsor.**

3. Daniel J. Bove of Pomfret Center, CT  
Sponsor: Michael Angeloff, RCR.18  
Schools: CompuTaught  
USPAP: CompauTaught
4. Sondra A. Grossi of Danbury, CT  
Sponsor: Wayne Fluskey, RCR.1100  
Schools: NFCAR  
USPAP: NFCAR
5. Lori J. Hinkel of West Haven, CT  
Sponsor: Thomas E. Gallagher, RCG.795  
Schools: Gateway Academy  
USPAP: Appraisal and Real Estate School
6. Erin M. Kremser of Colchester, CT  
Sponsor: David M. Chamberlain, RCG.116  
Schools: UCONN  
USPAP: UCONN

**Commissioner Nick Tetreault made a motion to approve this application subject to original certifications. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.**

7. Timothy D. Lettelleir of Orange, CT  
Sponsor: Brian S. Keane, RCR.801  
Schools: Professional Business Institute  
USPAP: Appraisal and Real Estate School



8. Robert J. Lombardo of Sandy Hook, CT  
Sponsor: John F. Luzzi, RCG.972  
Schools: Norwalk Community College & NFCAR  
USPAP: NFCAR
9. Jason J. Louis of Easton, CT  
Sponsor: Mathew Nyden, RCG.384  
Schools: Norwalk Community College & The Professional Valuation & RE School  
USPAP: The Professional Valuation & RE School
10. Michael McGovern of Westport, CT  
Sponsor: Andrew E. Altpfort, RCG.22  
Schools: Norwalk Community College and Appraisal and Real Estate School  
USPAP: Norwalk Community College
11. Martin Nirschel of Stamford, CT  
Sponsor: James Tooher, RCR.540  
Schools: Appraisal and Real Estate School  
USPAP: Appraisal and Real Estate School
12. Elizabeth T. Osakowicz of Milford, CT  
Sponsor: Brian S. Keane, RCR.801  
Schools: Gateway Community College and Naugatuck Valley Community College  
USPAP: The Professional Valuation Real Estate School

**Commissioner Russell Hunter made a motion to approve this application subject to the original application being received by Examiner Tim Keefe. The motion was seconded by Commissioner Nicholas Tretreault. The motion carried unanimously.**

13. Donald W. Palmer of Tolland, CT  
Sponsor: Stephen J. Dickinson, RCR.677  
Schools: UCONN  
USPAP: UCONN
14. Catherine E. Plavcan of Stratford, CT  
Sponsor: Peter A. Vimini, RCG.605  
Schools: The New Haven Real Estate School  
USPAP: Dares Institute
15. Melinda Kay Powlishen of Fairfield, CT  
Sponsor: John F. Luzzi, RCG.972  
Schools: Norwalk Community College & NFCAR  
USPAP: Appraisal & Real Estate School
16. Gloria J. Reynolds of Southbury, CT  
Sponsor: Andrew C. Migani, RCR.1011  
Schools: NFCAR  
USPAP: NFCAR

17. Joseph R. Sena of Rocky Hill, CT  
Sponsor: Evan Noglow, RCG.454  
Schools: CPEC & Capitol Community College  
USPAP: UCONN

**Commissioner Nicholas Tetreault made a motion to deny this application due to improper education. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.**

18. Alma Samuels of Bloomfield, CT  
Sponsor: Jack S. Valinho, RCR.876  
Schools: UCONN  
USPAP: UCONN

**This matter was tabled.**

19. John A. Swedock of Vernon, CT  
Sponsor: Gary A. Olcha, RCG.468  
Schools: UCONN  
USPAP: UCONN
20. Lodovico Uriati of Chepuchet, RI  
Sponsor: Laurel Rocchio, RCR.1109  
Consent for Service: Yes  
Letter of Good Standing: No

**Commissioner Nicholas Tetreault made a motion to approve this application subject to submitting a Letter of Good Standing. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.**

21. Marianne F. Waseem of East Haven, CT  
Sponsor: Jeff Arotsky, RCG.35  
Schools: The New Haven Real Estate School  
USPAP: Dares Institute
22. Allan F. Wiehn of Mystic, CT  
Sponsor: Suzanne David, RCR.153  
Schools: UCONN  
USPAP: UCONN
23. Deborah A. Yanosy of Milford, CT  
Sponsor: Matthew A. Bryk, RCR.79  
Schools: Appraisal & Real Estate School  
USPAP: Norwalk Community College
24. Jeannette K. Zolan of Fairfield, CT  
Sponsor: Thomas J. Preston, RCR.707  
Schools: Sacred Heart University & Appraisal and Real Estate School  
USPAP: The Appraisal Institute

## **APPLICATIONS FOR STATE CERTIFIED RESIDENTIAL APPRAISERS**

1. Brian Wallace of Springfield, MA **(Reciprocal)**

**Commissioner Nicholas Tetreault made a motion to approve this application subject to a final staff review. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.**

2. Charles Pennelle of Hopewell Junction, NY **(Reciprocal)**

**Commissioner Nicholas Tetreault made a motion to approve this application subject to a final staff review. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.**

3. Carl T. Marciano, Jr. of Narragansett, RI **(Reciprocal)**

**Commissioner Nicholas Tetreault made a motion to approve this application subject to a final staff review. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.**

4. Edward McKee, Jr., of Danbury, CT

**Commissioner Nicholas Tetreault made a motion to table this application. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.**

5. Doreen Sauve of Marlborough, CT

**Commissioner Nicholas Tetreault made a motion to approve this application subject to a final staff review. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.**

6. Danny Bull of Trumbull, CT

**Commissioner Nicholas Tetreault made a motion to approve this application subject to having his log signed and to a final staff review. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.**

7. Benjamin Roscoe of Madison, CT

**Commissioner Nicholas Tetreault made a motion to deny due to improper education. The motion was seconded by Commissioner Russell Hunter. The motion carried unanimously.**

## **APPLICATIONS FOR STATE CERTIFIED GENERAL APPRAISERS**

None

## **CONNECTICUT REAL ESTATE APPRAISER TEST DATES**

PSI Summary Reports from January 1, 2004 to February 29, 2004.

**The Commission reviewed the Real Estate Appraisal examination results for the month of January and February 2004. No questions or comments were noted.**

## **SCHOOLS**

- (\*) This symbol indicates an item that was not on the agenda but was discussed and ruled on in the meeting.

The following school and/or course applications were reviewed and either approved, deferred or denied based on the Commission's recommendations.

No formal motion was made following the Commission's rulings.

### **THE AMERICAN SOCIETY OF FARM MANAGERS AND RURAL APPRAISERS, INC.**

#### **(Continuing Education)**

"Appraisal Today 2004 Day 1"	<b>(Denied)</b>	7 Hours
"Appraisal Today 2004 Day 2"	<b>(Denied)</b>	7 Hours

### **\*APPRAISAL AND REAL ESTATE SCHOOL OF CONNECTICUT**

#### **(Pre-licensing)**

"Overview of the Appraisal Process"	<b>(On-line)</b>	<b>(Deferred)</b>	14 Hours
"Appraisal Methods"	<b>(On-line)</b>	<b>(Deferred)</b>	14 Hours
"Qualifying Education Course for Licensure"	<b>(On-line)</b>	<b>(Approved)</b>	75 Hours
"Qualifying Education Course for Licensure"	<b>(On-line)</b>	<b>(Approved)</b>	90 Hours
"Uniform Residential Appraisal Report"	<b>(On-line)</b>	<b>(Approved)</b>	14 Hours
"Uniform Residential Appraisal Report"	<b>(On-line)</b>	<b>(Approved)</b>	15 Hours
"National USPAP Course"	<b>(On-line)</b>	<b>(Approved)</b>	15 Hours

### **APPRAISAL INSTITUTE**

#### **(Continuing Education)**

"Energy Performance & Commercial Property Value"	<b>(Approved)</b>	7 Hours
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### **THE NORTHERN FAIRFIELD COUNTY ASSOCIATION OF REALTORS**

#### **(Continuing Education)**

"7 Hour National USPAP"	<b>(Approved)</b>	7 Hours
"Mandatory Connecticut Real Estate Appraisal Law Update"	<b>(Approved)</b>	3 Hours
"Mandatory Connecticut Real Estate Law & Fair Housing Update"	<b>(Tabled)</b>	3 Hours

### **REAL ESTATE CONSORTIUM OF CONNECTICUT**

#### **(Continuing Education)**

"USPAP – 7 Hours"	<b>(Approved)</b>	7 Hours
"USPAP – 15 Hours"	<b>(Approved)</b>	15 Hours

#### **(Pre-licensing Education)**

"USPAP – 15 Hours"	<b>(Approved)</b>	15 Hours
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**UNIVERSITY OF CONNECTICUT**

**(Continuing Education)**

“2004 Connecticut Commercial Real Estate Conference”

**(Approved)** 3 Hours

**MISCELLANEOUS**

None

**ADJOURNMENT**

**There being no further business, a motion was made by Commissioner Russell Hunter to adjourn today’s proceedings. The motion was seconded by Commissioner Nicholas Tetreault. The motion carried unanimously.**

**The meeting adjourned at 10:58 a.m.**

Respectfully submitted,

Judith R. Booth, Commission Secretary